

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the first day of February 2006, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member

EXCUSED: Melvin Szymanski, Member

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Leonard Campisano, Asst. Building & Zoning Inspector
John Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

February 1, 2006

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held February 1, 2006. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:33PM. Motion was made by Steven Socha to approve the minutes from the January 18, 2006 Planning Board Meeting. Motion was seconded by Michael Myszka and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

SKETCH PLAN REVIEW - PLEASANT MEADOWS SUBDIVISION III- R-1 FOR LOTS 1-9 AT THE NORTH END OF JUNIPER LANE. PROJECT NO. 9704. CONTACT PERSON: KEN ZOLLITSCH, GREENMAN-PEDERSEN

Ken Zollitsch, Greenman-Pedersen and Victor Martucci presented to the Planning Board the sketch plan review for the 3.5-acre parcel at the north end of Juniper Lane in the Pleasant Meadows Subdivision. This parcel is directly north of the previously approved R-1 subdivision along Juniper Lane. The sketch plan shows two of the building lots facing Pleasantview Drive and the remaining seven lots facing Juniper Lane. Mr. Zollitsch told the Planning Board that drainage from this parcel will drain to one of the ponds in the previously approved R-1 subdivision. The Planning Board stated that the driveways on Pleasantview Drive must have turnarounds. After a brief discussion, the Planning Board decided that since Juniper Lane is the spine road for the Pleasant Meadows project all driveways on Juniper Drive must also have turnarounds. The Planning Board requested a locator map for this entire project showing the numbered subdivisions.

DETERMINATION

Based on the information presented to the Planning Board, Lawrence Korzeniewski made a motion to approve the sketch plan with the condition that all driveways must have T-turnarounds. Motion seconded by Steven Socha and duly carried by a vote of 5 ayes and 1 nay.

PILOT TRAVEL CENTER - PROJECT NO. 7040 - THE APPLICANT OF THIS PROJECT REQUESTED TO BE SCHEDULED FOR THIS MEETING, PENDING HE RECEIVES A MORE DEFINITIVE LETTER FROM NYSDEC REGARDING THIS PROJECT. CONTACT PERSON: JOSEPH CIPOLLA

At the December 21, 2005 Planning Board meeting, this project was adjourned pending a definitive response from the NYS Department of Environmental Conservation. Mr. Cipolla told the Planning Board that as of today he has not received a response from Mr. Steven Doleski, NYSDEC. However, Mr. Cipolla provided the Planning Board with updated information regarding this project consisting of revised drawings and a third-party engineer's report which was prepared by an engineering firm recommended by FEMA. The revised drawing shows an additional 3-acre wet pond on the Transit Road side of the property. He also stated that a traffic study will be prepared for this project covering the section of Transit Road from Wehrle Drive to Pleasantview Drive. Chair Keysa stated that twelve more sets of revised drawings and twelve more copies of the third-party engineer's report will be necessary for circulation. Mr. Cipolla stated that he will provide the Building Department with the additional copies for circulation. Member Anderson asked Mr. Cipolla to provide her with information that was missing from her copy of the original application for this project. Mr. Cipolla will provide each Planning Board member with a complete original application for this project.

DETERMINATION

At the request of the applicant, this project is scheduled for the March 1, 2006 Planning Board meeting at which time the applicant will provide the Planning Board with a definitive response from NYSDEC. Motion to schedule this project for the March 1, 2006 Planning Board meeting was made by Michael Myszka, seconded by Rebecca Anderson and unanimously carried.

OTHER MATTERS

Chair Keysa asked Deputy Town Attorney Dudziak to have the Town Attorney's office contact the Building Dept. when items must go out to the Planning Board members before Planning Board meeting dates. The Building Dept. will deliver the items to the Planning Board members so that they will be received in a more timely manner.

Member Anderson asked to be excused from the Planning Board meeting on March 15, 2006.

At 8:15 PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by Steven Socha and unanimously carried.

